



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

OCTOBER 4, 2001

**PRESENT:** Fruit, Kennett, Simon

**ABSENT:** Martin, Pyle

**LATE:** None

**STAFF:** Planning Manager (PM) Rowe and Senior Planner (SP) Linder

### REGULAR MEETING

Chair Fruit called the meeting to order at 7:04 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

### MINUTES:

September 20, 2001 **BOARD MEMBER KENNETT MOTIONED TO CONTINUE THE MINUTES OF SEPTEMBER 20 MEETING TO THE OCTOBER 18 MEETING. THE MOTION PASSED ON A VOTE OF 3-0-0-2 AS FOLLOWS: AYES: KENNETT, FRUIT, SIMON; NOES: NONE; ABSTAIN: NONE; ABSENT: MARTIN, PYLE.**

**NEW BUSINESS:**

1. **SITE REVIEW, SR-01-17: MONTEREY-RITE AID:** A request for site, landscape and architectural plan approval for the construction of an approximate 800 sq. ft. garden center addition to the existing Rite Aid store, located at the northeast corner of Tennant Ave. and Monterey Rd.

**MOTION/ACTION:** BOARD MEMBERS KENNETT/SIMON MOTIONED TO APPROVE RESOLUTION NO. 01-007 SUBJECT TO THE FOLLOWING MODIFICATIONS AND CONDITIONS: 1) THE TRELLIS ELEMENT PROPOSED ON THE NORTH SIDE OF THE GARDEN CENTER BE MOVED TO THE SOUTH SIDE TO SOFTEN ENTRANCE; AND 2) THE WEST WALL OF THE GARDEN CENTER SHALL MOVE IN A MINIMUM OF 8 INCHES TO PROVIDE A PLANTER STRIP OF A MINIMUM 16 INCHES WIDE.

**VOTE:**       **AYES:**       **FRUIT, KENNETT, SIMON**  
                 **NOES:**       **NONE**  
                 **ABSTAIN:** **NONE**  
                 **ABSENT:** **MARTIN, PYLE**

2. **SITE REVIEW, SR-01-26: LLAGAS-DELCO:** A request for architectural, site and landscape plans for a 46-unit single family home development proposed on the south side of Llagas Rd. approximately 350 ft. west of the Llagas Rd. and Hale Ave. intersection. The 21.6 acre parcel is zoned R-1 7,000/RPD.

---

**MOTION/ACTION:** KENNETT/SIMON MOTIONED TO APPROVE RESOLUTION NO. 01-008 SUBJECT TO THE FOLLOWING MODIFICATIONS AND CONDITIONS: 1) MODIFICATION OF OTHER CONDITION NO. X 1. TO REQUIRE ENTRY LANDSCAPING TO COME BACK TO THE BOARD FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. 2) MODIFICATION OF OTHER CONDITION NO. X 2. TO REQUIRE THE LANDSCAPE ENTRY DETAIL TO COME BACK TO THE BOARD FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS; AND 3) ADD CONDITION REQUIRING THE DRIVEWAY DETAIL FOR THE SIDE-BY-SIDE DUETS TO COME BACK TO THE BOARD FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**VOTE:**       **AYES:**       **FRUIT, KENNETT, SIMON**  
                 **NOES:**       **NONE**  
                 **ABSTAIN:** **NONE**  
                 **ABSENT:** **MARTIN, PYLE**

3. **SITE REVIEW, SR-01-27: HALE-DELCO/SHENG:** A request for architectural, site and landscape plan approval for a 14-unit single family attached development proposed in the west side of Hale Ave. approximately 1200 ft. south of the Llagas Rd. and Hale Ave. intersection. The 4.14 acre parcel is zoned R-2 3,500/RPD.

---

**MOTION/ACTION:** SIMON/KENNETT MOTIONED TO APPROVE RESOLUTION NO. 01-009 AS RECOMMENDED BY STAFF.

**VOTE:**      **AYES:**          **FRUIT, KENNETT, SIMON**  
                 **NOES:**          **NONE**  
                 **ABSTAIN:**      **NONE**  
                 **ABSENT:**      **MARTIN, PYLE**

4.      **SITE REVIEW, SR-01-09: COCHRANE-FHS/CHARLES SCHWAB:** A request for site, landscape and architectural plan approval for the construction of an approximate 5,000 sq. ft. commercial building on an existing vacant building pad located in the Cochrane Plaza Shopping Center.

---

**MOTION/ACTION:**    **BOARD MEMBER FRUIT/KENNETT MOTIONED TO CONTINUE THE APPLICATION TO NOVEMBER 1. THE BOARD ASKED THE APPLICANT TO ADDRESS THE FOLLOWING:**

1.    Building looks too similar to the existing.
2.    The front facade and roof line of the building are too flat and plain.
3.    The tower element appears too small should be in scale with the existing tower.
4.    The massing and proportions of the building need to better relate to the adjacent building.
5.    Work on the building proportions height vs. width.
6.    Work on the entry areas to the building. The entry areas should make more of a statement.
7.    Provide more appropriate shrubs to screen trash enclosure.
8.    Indicate the location of the signage.

**VOTE:**      **AYES:**          **FRUIT, KENNETT, SIMON**  
                 **NOES:**          **NONE**  
                 **ABSTAIN:**      **NONE**  
                 **ABSENT:**      **MARTIN, PYLE**

5.      **SITE REVIEW, SR-01-10: COCHRANE-FHS/KINKOS:** A request for site, landscape and architectural plan approval for the construction of an approximate 7,600 sq. ft. commercial building on an existing vacant building pad located in the Cochrane Plaza Shopping Center.

**MOTION/ACTION:** **KENNETT/FRUIT MOTIONED TO APPROVE RESOLUTION NO. 01-011 SUBJECT TO THE FOLLOWING MODIFICATIONS AND CONDITIONS: 1) THE FRONT ELEVATION OF THE BUILDING SHALL INCLUDE LIGHT SCONCES ON THE PILLARS AT THE MAIN ENTRY. 2) THE STORE FRONT GLASS ON THE SOUTH ELEVATION OF THE BUILDING MAY EXTEND TO GROUND LEVEL; AND 3) THE GABLE ELEMENT SHALL EXTEND ACROSS THE ROOF OF THE BUILDING.**

**VOTE:**      **AYES:**          **FRUIT, KENNETT, SIMON**  
                 **NOES:**          **NONE**  
                 **ABSTAIN:**      **NONE**  
                 **ABSENT:**      **MARTIN, PYLE**

**OTHER BUSINESS:**

**4. DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:**

**ANNOUNCEMENTS:**

- Distribution of conflict of interest maps
- The Board was asked to appoint a representative to serve on the Downtown Design Task Force. The Board deferred the appointment until all Board Members could be present.

**ADJOURNMENT:** There being no further business, Chair Fruit adjourned the meeting at 9:28 p.m.

**MINUTES PREPARED BY:**

---

**TERRY LINDER**